



25 Pentagon Way, Wetherby, West Yorkshire, LS22 6AU

This impressive four bedroom detached contemporary family home with an integral garage has been upgraded to a high standard throughout with tasteful interior design and bespoke creature comforts within the desirable Spofforth Park neighbourhood on the northern outskirts of the market town of Wetherby.

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West Yorkshire, LS22 6NE
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dacres.co.uk   



**25 Pentagon Way, Wetherby,
West Yorkshire, LS22 6AU**

Guide Price: £595,000

- Impressive detached family home
- Elegant sitting room
- Large superbly appointed dining kitchen
- Separate utility & cloakroom
- Four double bedrooms with built in wardrobes
- Two ensembles plus house bathroom
- Integral garage and visitor parking
- Fully enclosed landscaped gardens



General remarks

Originally constructed by Bellway Homes to their successful Acacia house type and with the benefit of the remainder of a 10 year warranty this stylish detached family home boasts a wealth of bespoke upgrades and creature comforts in addition to comprehensive double glazing and gas fired heating.

This striking double fronted home is accessed via a welcoming central reception hall with a guest cloakroom and a useful understairs storage cupboard. An elegant sitting room overlooks front gardens and is a perfect place for relaxation. The hub of the property is a stunning full width family dining kitchen which is a perfect space for entertaining and relaxing with designated cooking, dining and seating areas.

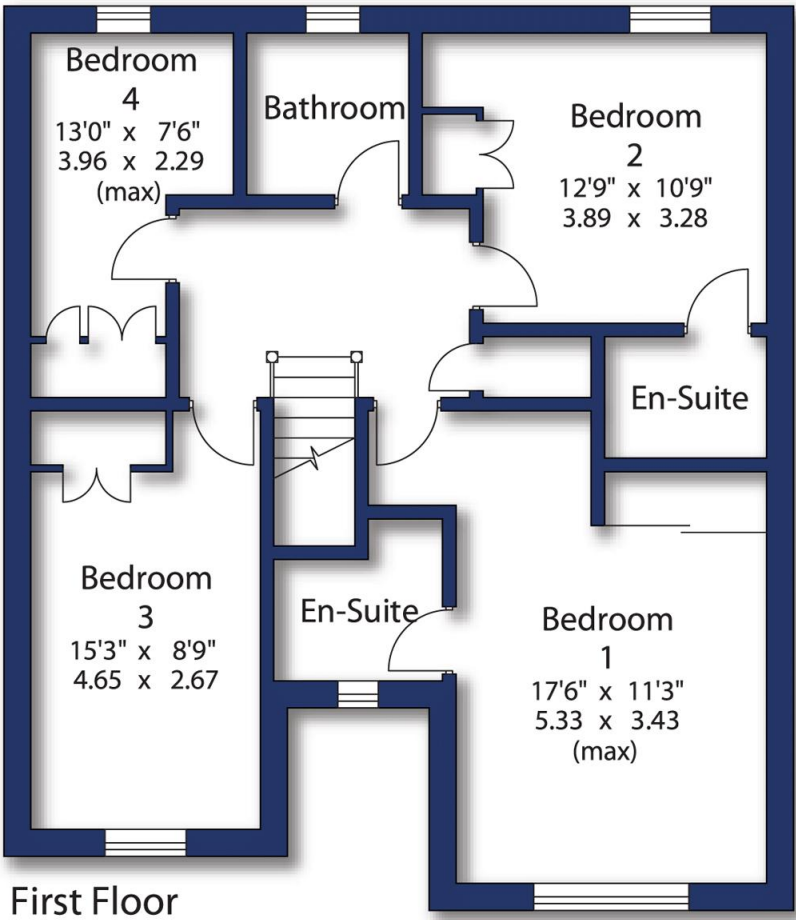
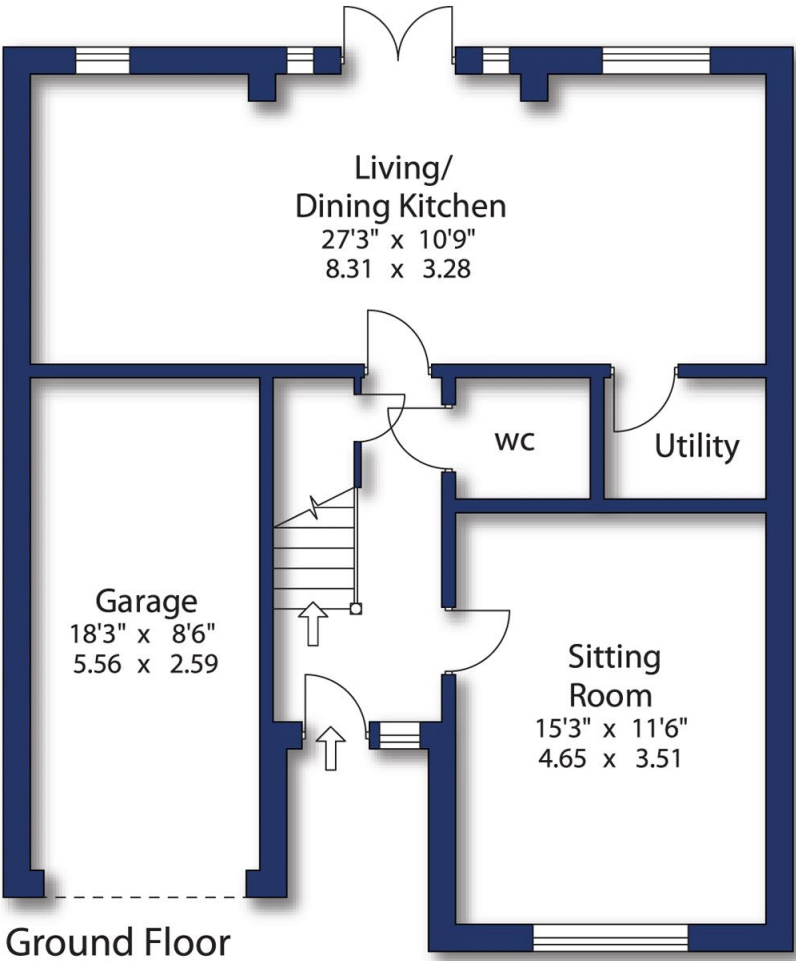
The kitchen features a range of high-quality wall and base units with an extensive range of integrated appliances and complementary work surfaces and this room directly opens into the fully enclosed landscaped garden with natural light from elegant French doors. There is the additional comfort of a separate utility room.

The impressive principal bedroom has a range of built in wardrobes as well as its own stylish ensuite shower room. There is also an ensuite facility to the second double bedroom and finally two further family bedrooms with fitted wardrobes are served by a contemporary house bathroom.

Outside the property benefits from a wide driveway providing off road parking for two cars and in turn leading to an integral single garage. The gardens have been laid out with ease of maintenance in mind creating a private and enclosed environment perfectly safe for young families and pets. It is also ideal for outside entertaining featuring an extensive wide and full length terrace and sunken patio with modern covered pergola, outside power and light.

Spofforth Park is one of Wetherby's most sought after neighbourhoods as a direct result of the imaginatively designed boulevard style street scenes with landscaped open space for residents and excellent access to the town centre. Major road links with West and North Yorkshire make this a perfect setting for the busy commuter.

Floorplans



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Contact us



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Directions

Proceed out of Wetherby up Spofforth Hill and after approx. one mile turn right into Ingbarrow Gate. At the crossroads turn right into Bridle Way. Bear left onto Pentagon Way and follow the road around where the property will be found further down on the left hand side.

What3Words wriggle.planet.stung

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Integral garage and off road parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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